

# Mixed-Use Trophy Property

30-38 Montgomery St & 319-321 W Congress St  
Savannah, GA

Offering Memorandum





## Our Team

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### Listing Broker

Charleston Commercial  
Lindsey Cooper  
GA License number: 379345

Out of State Cooperating Brokers

### Jack Crenca

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843-475-1922

# Confidentiality and Restricted Use Agreement

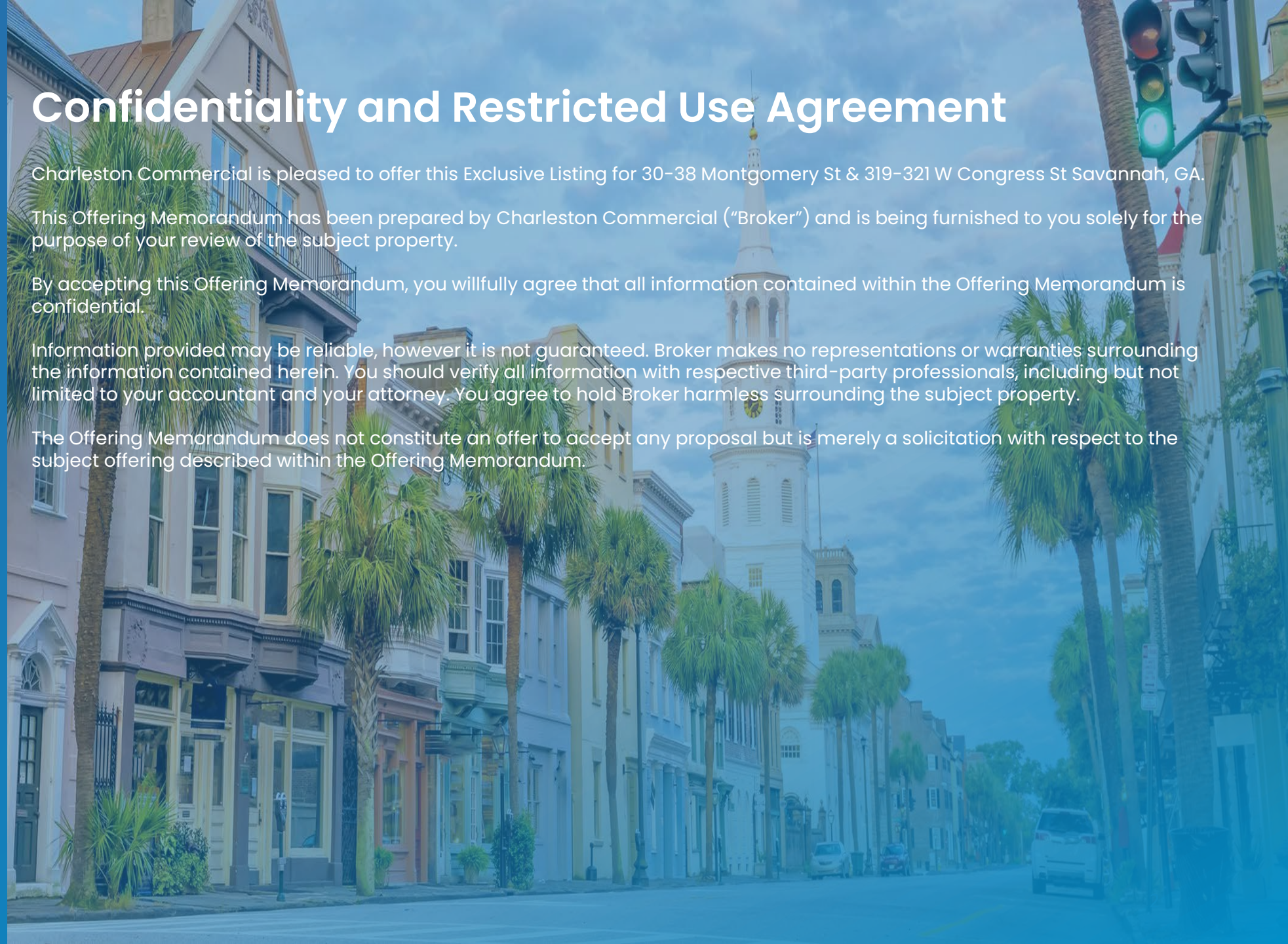
Charleston Commercial is pleased to offer this Exclusive Listing for 30-38 Montgomery St & 319-321 W Congress St Savannah, GA.

This Offering Memorandum has been prepared by Charleston Commercial (“Broker”) and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

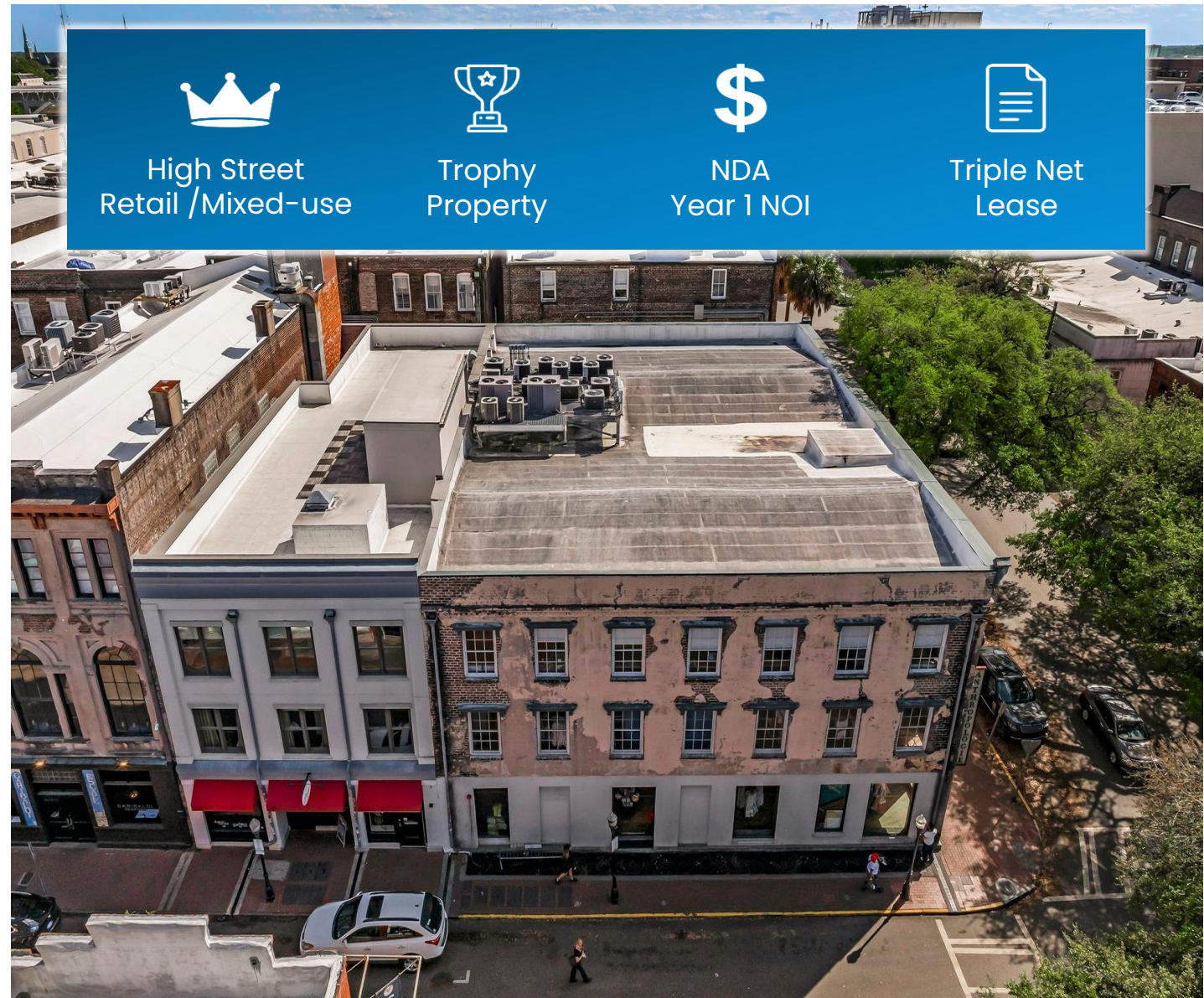
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# EXECUTIVE SUMMARY

ADDRESS	30-38 Montgomery Street, 319-321 W Congress Street Savannah, Georgia
Offer Price	\$9,550,000
Net Operating Income	Inquire/NDA
Cap Rate	Inquire/NDA
Total SF	26,705sf
Tenants / Use	Multiple – Retail, Office, STR
Occupancy	100%
Value Add	Yes
Year Built	1870 & 2013
TMS #	20016 15006, 20016 15005





# INVESTMENT OVERVIEW



Charleston Commercial, on behalf of ownership, is pleased to exclusively offer *Montgomery & Congress*. The property is located across the street from Franklin Square situated between the new Water Front development (including the JW Marriott) and W Broughton Street. The fully leased mixed use building features credit, regional and local tenants who have occupied the building 5+ years. This prime location is also directly adjacent to the city market which is an 18th century open-air marketplace and allows easy access for tourists, and locals alike.

Anchored by [Anthropologie](#), and featuring newly extended F&B leases ([Bitty and Beau's](#), [The Escape Company](#)) as well as a newly extended office lease to premier architecture firm ([LS3P](#)), the opportunity is a true mixed-use asset with upside. With a Walk-Score of 99 (Walkers Paradise), the property co-exists amongst other retailers and restaurants, hotels, schools, parks and other abundant amenities.

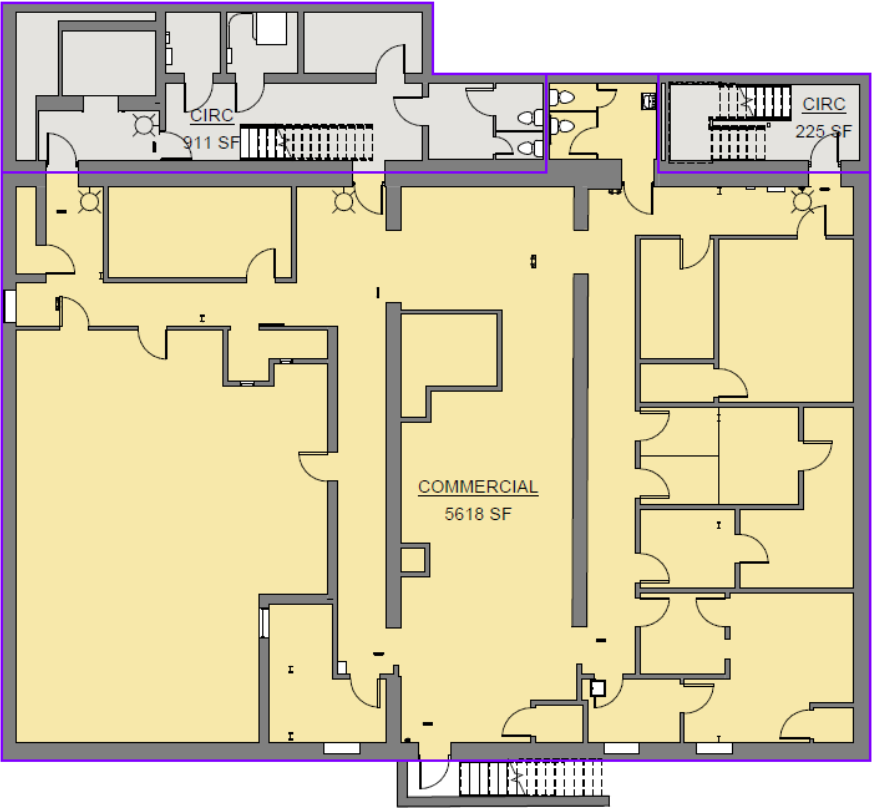
Please reach out to learn more.

[Virtual Tour](#)



# FLOOR PLAN

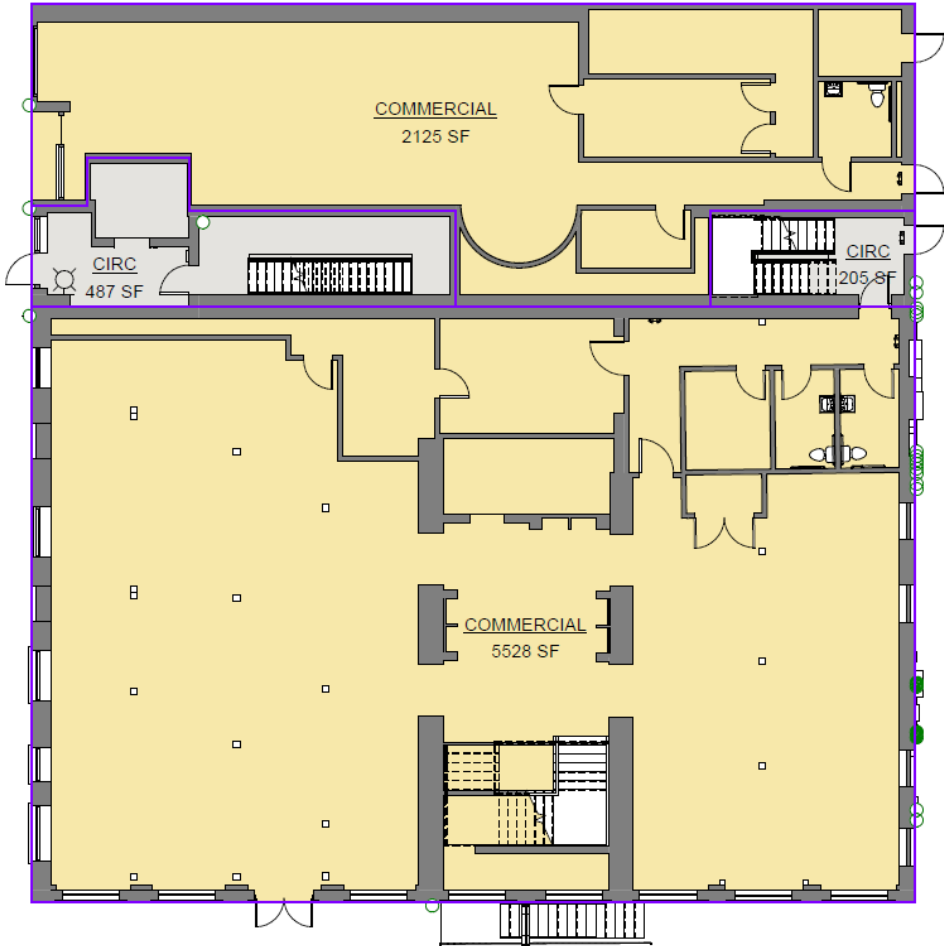
Basement (Escape Room)



① Basement  
3/32" = 1'-0"

Montgomery Street

First Floor (Bitty & Beau's and Anthropologie)



② Level 1  
3/32" = 1'-0"

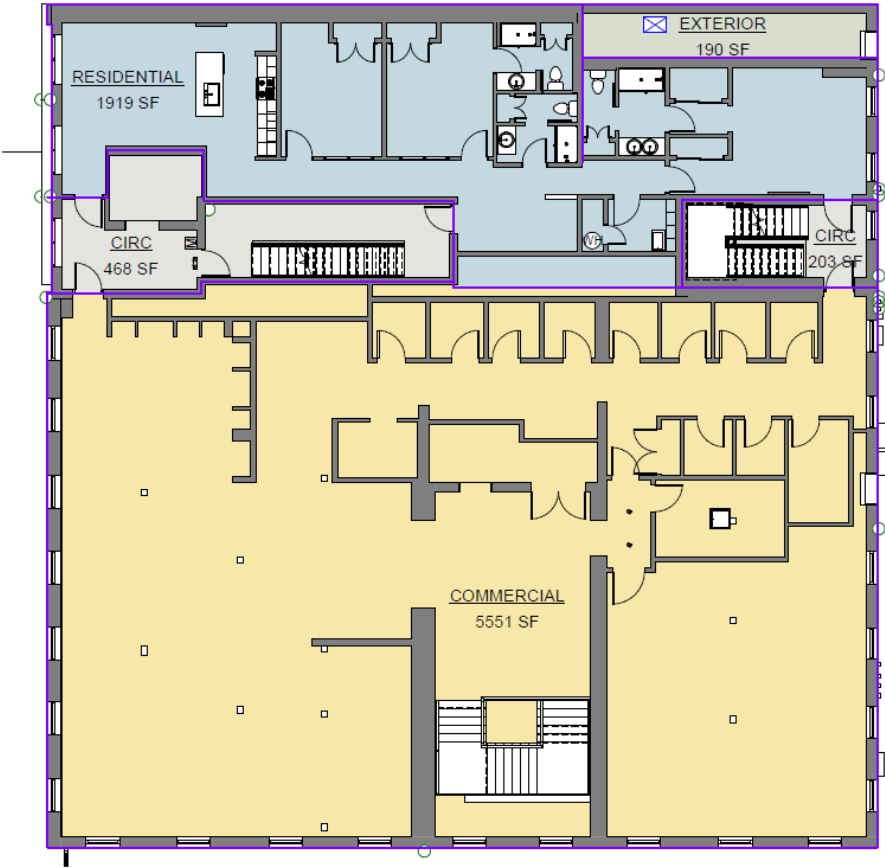
Montgomery Street

W Congress St

# FLOOR PLAN

2<sup>nd</sup> floor (Anthropologie & STR unit)

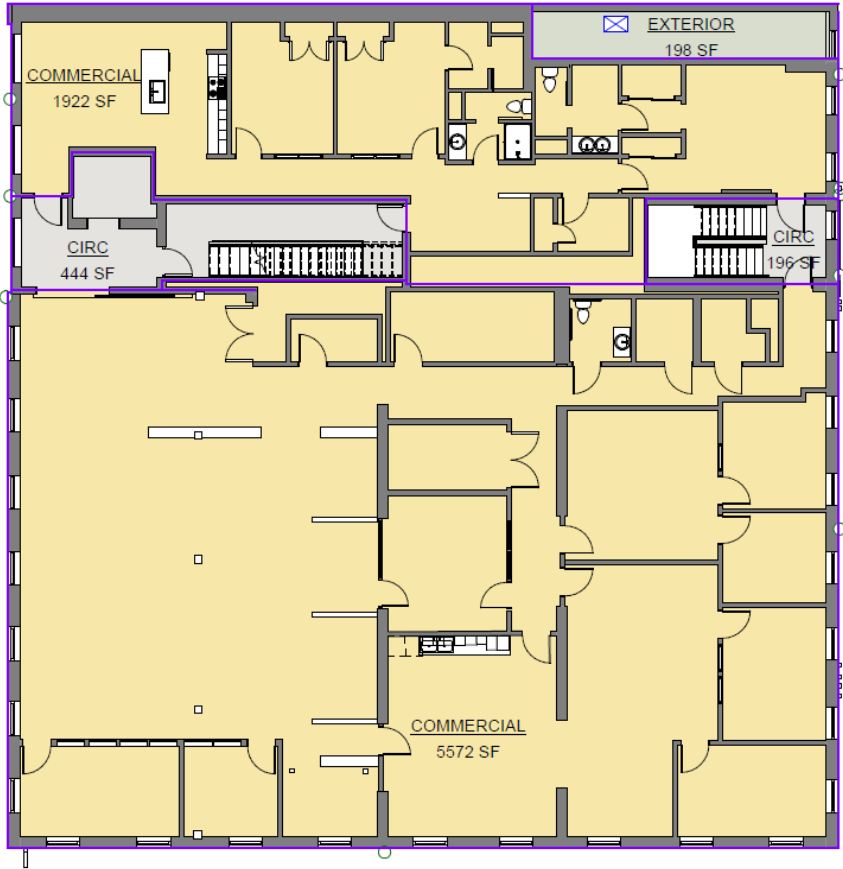
W Congress St



③ Level 2  
3/32" = 1'-0"

Montgomery Street

3<sup>rd</sup> floor (LS3P)



④ Level 3  
3/32" = 1'-0"

Montgomery Street



# Anthropologie

Photos

**CHARLESTON**  
COMMERCIAL





# Bitty & Beau's

Photos





# Escape Company

## Photos





# LS3P

Photos





# STR Unit

Photos









**Please see NDA**



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